

PB#92-04

ALICE PENA

SBL 57-1-38.3

PENA, ALICE SUBDIVISION #92-4
JACKSON AVENUE (3 LOTS) (GREVAS & HIL)

Approved

4-2-92

Marina
496-5414

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12418
January 13 1992

Received of Alice M. Pena \$ 50.00

Fifty and 00/100 DOLLARS

For Planning Board Application Fee #92-4

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK # 812</u>		<u>50.00</u>

By Pauline H. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12419
January 13 1991

Received of Pauline H. Townsend \$ 450.00

Four Hundred Fifty and 00/100 DOLLARS

For Alice M. Pena Planning Board Escrow #92-4

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK # 813</u>		<u>450.00</u>

By A Susan Zapples
Deputy Comptroller
Title

Williamson Law Book Co., Rochester, N. Y. 14609

GENERAL RECEIPT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

12559
April 3 1992

Received of De Nardo & Gilmartin P.C. \$ 155.00

One Hundred Fifty-five and 00/100 DOLLARS

For Planning Board Approval Fees 92-4

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK # 8346</u>		<u>155.00</u>

By Pauline H. Townsend
Town Clerk
Title

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GENERAL RECEIPT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

12558
April 3 1992

FUND	CODE	AMOUNT
CK # 812		50.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline H. Townsend
Town Clerk
 Title

General Receipt 12419

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Received of Pauline H. Townsend January 13 1991 \$ 450.00

Four Hundred Fifty and 00/100 DOLLARS

For Alice M. Pera Planning Board Escrow #92-4

DISTRIBUTION:

FUND	CODE	AMOUNT
CK # 813		450.00

By Ausan Zapples
Deputy Comptroller
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

GENERAL RECEIPT 12559

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

Received of De Nardo & Gilmartin P.C. April 3 1992 \$ 155.00

One Hundred Fifty-five and 00/100 DOLLARS

For Planning Board Approval Fees 92-4

DISTRIBUTION:

FUND	CODE	AMOUNT
CK # 8346		155.00

By Pauline H. Townsend
Town Clerk
 Title

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GENERAL RECEIPT 12558

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, NY 12550

Received of Alice M. Pera April 3 1992 \$ 260.00

Two Hundred Sixty and 00/100 DOLLARS

For Planning Board Approval Fees #92-4

DISTRIBUTION:

FUND	CODE	AMOUNT
CK # 920		260.00

By Pauline H. Townsend
Town Clerk
 Title

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universal
No. F5-15113

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12557

April 3 1992

Received of Alice M. Pena \$2000.00

Two Thousand and 00/100 DOLLARS

For Recreation Fee Planning Board #92-4

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK #919</u>		<u>\$2000.00</u>

By Pauline L. Torosene

Town Clerk

Title

Map Number

~~#052~~ #76/92

92-4

Section

57

Block

1

Lot

38.3

City

Town

Village

[X]

N. Windsor

Title:

Alice M. Pena

Dated:

1-2-92 Rev.

Filed

4/3/92

Approved by

Ronald Lander

on

4-2-92

Record Owner

Alice M. Pena

MARION S. MURPHY
Orange County Clerk

(2 Sheets)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/09/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 92-4

NAME: PENA, ALICE M. MINOR SUBDIVISION
APPLICANT: PENA, ALICE M.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/02/92	RECEIVED LETTER RE: BARN	LETTER OK BY MARK
04/02/92	EASEMENTS REVIEWED BY TAD	OK'D BY TAD SEAMAN
04/02/92	PLANS STAMPED APPROVED	APPROVED
02/26/92	P.B. APPEARANCE . NEED LETTER TO SAY SHED WILL BE REMOVED BY MARCH 1,1992	LA/ND APPROVE
01/22/92	P.B. APPEARANCE	WAIVE PUB. HEARING
11/06/91	WORK SESSION APPEARANCE	REVISE & SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/22/92

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-4

NAME: PENA, ALICE M. MINOR SUBDIVISION

APPLICANT: PENA, ALICE M.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/13/92	MUNICIPAL HIGHWAY	/ /	
ORIG	01/13/92	MUNICIPAL WATER	01/14/92	APPROVED
ORIG	01/13/92	MUNICIPAL SEWER	01/14/92	APPROVED
ORIG	01/13/92	MUNICIPAL SANITARY	/ /	
ORIG	01/13/92	MUNICIPAL FIRE	01/14/92	APPROVED
ORIG	01/13/92	PLANNING BOARD ENGINEER	/ /	

2 March 1992

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Att: James R. Petro, Jr., Chairman

SUBJECT: PENA MINOR SUBDIVISION

Dear Mr. Petro:

Pursuant to the Planning Board's Approval of this subdivision on 26 February 1992 I hereby agree to remove the barn located on the Subject property on the west side of South Jackson Avenue on or prior to 1 May 1992.

Sworn before me the

19th day of MARCH, 1992

Notary Public

Notarial Seal
James Nevant II, Notary Public
Hermitage, Mercer County
My Commission Expires Feb. 10, 1998

Member, Pennsylvania Association of Notaries

Signed

Alice M. Pena M.D.
Alice M. Pena
Owner/Applicant

**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**

Date March 8, 1992

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 389 Moores Hill Rd DR.

New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
2/26/92		Planning Board Meeting	75 00	
		Miscellaneous Pages - 2 pgs	9 00	
7/1-22		Blooming Grove - 5 pgs	22 50	
2-7		Pena - 8 pgs	36 00	
2-7		Argento - 8 pgs	36 00	
2-8		Giaccio - 6 pgs	27 00	
		Blossom Heights - 2 pgs	9 00	
2-13		Mobil Oil - 3 pgs	13 50	

Date 2/9/92, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 389 Moore Hill Rd DR.
New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
1/22/92	Planning Board Meeting		75 00	
	Miscellaneous 1pg		4 50	
9/1-22	Blooming Grove - 9 pgs		40 50	
9/1-26	Mason - 4 pgs		18 00	
9/2-2	Petronella - 6 pgs		22 50	
9/2-3	DeDominicus - 2 pgs		9 00	
9/2-4	Pena - 6 pgs		27 00	
	Quality - 1 pg		4 50	
	Windsor Crest - 18 pgs		81 00	
			<u>282 00</u>	

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550TO Frances Roth 389 Moores Hill Rd DR.New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
2/12/92	Planning Board Meeting		75 00	
	Miscellaneous - 3 pgs		10 50	
	Nugent - 1 pg		4 50	
	C&B - 9 pgs	90-31	40 50	
	Jagger - 4 pgs	92-5	18 00	
	Walter's - 1 pgs	92-6	31 50	
	Tri-Sam - 4 pgs	89-47	18 00	
	Pena - 1 pg	92-4	5 50	
	Washington Green - 3 pgs		13 50	
	Hilltop - 5 pgs		22 50	
		3/3/92	241 50	

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PENA SUBDIVISION (92-4) JACKSON AVENUE

Mr. William Hildreth of Grevas & Hildreth came before the Board representing this proposal.

MR. PETRO: Planning Board and some of the members did visit this site on the 22nd of February at one o'clock in the afternoon. We were there and went with Mr. Hildreth, proceed.

MR. HILDRETH: Open items on this three lot subdivision from the last meeting were to show the existing sanitary system around the house at the northeast corner of the property. We have shown that. I have also shown an existing drive, it's where we pulled in that day when we had the site visit and that does provide access for this lot, even though with this lot is a deeded right to park in a garage across the street. The lot will stand on its own in terms of access.

MR. VAN LEEUWEN: That basically has nothing to do with it.

MR. HILDRETH: That is why I showed this.

MR. VAN LEEUWEN: When is that building, that existing shed that's so close to the road, when is that planned to come down? That's what I forgot to ask you Saturday.

MR. HILDRETH: I don't know. The only reason it was labeled to be removed; so, because after creating a new right-of-way line 25 feet in the center line it goes through it. So, I know it's got to come down. The applicant or owner has not given me a timing on it. I don't know if you want to impose a timing. I don't he's got any immediate plans to tear it down. I know it's got to come down.

MR. VAN LEEUWEN: I have no problem with the subdivision. I'm only one member. I do have a problem with the shed. I went past it today and --

MR. HILDRETH: It's not worth saving, it's got to come down.

MR. VAN LEEUWEN: I think it behooves you to get the shed down and I have no problem with it.

MR. HILDRETH: You want it down before the subdivision is approved or put a timing on it or --

MR. PETRO: We might be able to make it subject to, give him a certain amount of time. It seems everything else is in pretty good order.

MR. HILDRETH: Before we close this out, I'd like the Board to know there's a timing thing going on with this because of the people that want to buy this.

MR. VAN LEEUWEN: That is why I brought up the shed part. Let me say something to you. Let's discuss it with the Board and I'll tell you what I have.

MR. HILDRETH: Let me finish what we have taken care of here. At the site visit, the Planning Board members that were there, indicated that they'd like to see this access to the house in the back an easement rather than fee ownership because we had a little tail here and when this eventually gets subdivided, it's going to have its own legal frontage on Jackson Avenue, so we're going to make this an easement. We have adjusted the lot area for this one acre lot accordingly.

MR. PETRO: It look a lot better too.

MR. KRIEGER: Are they going to have sufficient access?

MR. VAN LEEUWEN: Yes, that's the reason we did that, otherwise so we have this dogleg always hanging. If that's not going to be used, give it to lot #1 and we'll make sure when the road gets put in, it gets put up on that lot.

MR. HILDRETH: The additional deep tests and perc tests were taken. Mark Edsall was there. We had to move the sanitary system to this location here. And this one turned out all right so that was taken care of. And the driveway Mark asked that I touch base with the Highway Superintendent. I did as of two days ago and verbally he said as long as these are single lots, single users, he takes care of the town requirements for driveway at the time or prior to C.O. In other words, if they need a culvert or paving, he takes care

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of that before the C.O. is issued. He only gets involved if it's multi use or private road. That's it. We need lead agency.

MR. SCHIEFER: I make a motion the Planning Board of New Windsor take lead agency in the Pena Subdivision.

MR. VAN LEEUWEN: I'll second it.

MR. PETRO: Motion on the floor that we take lead agency and it's been seconded. Any discussion?

MR. VAN LEEUWEN: I move the question, Mr. Chairman.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye
Mr. Petro	Aye

MR. PETRO: We were out there Saturday, I don't see any problems.

MR. VAN LEEUWEN: He's made all the changes.

MR. PETRO: But the negative dec. Mark, is that what you're looking for?

MR. EDSALL: I'd say it would be appropriate to make a negative declaration.

MR. VAN LEEUWEN: I make a motion to declare a negative declaration.

MR. DUBALDI: I'll second it.

MR. PETRO: Motion to declare a negative declaration on the Pena Subdivision. Any discussion? If not, roll call.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Schiefer	Aye
Mr. Dubaldi	Aye
Mr. Petro	Aye

MR. PETRO: When we were out there then we're going to get back to Hank's thing with the shed, we were somewhat concerned about another subdivision down the road.

MR. HILDRETH: Future, yes.

MR. PETRO: We discussed two on the road and five acre lots in the back.

MR. HILDRETH: As of right now, the overall plan is that the entire development, once it's done, will be no more than four lots under five acres and the rest will be larger lots. How many, I'm not to sure. I know that this house here is going to end up on its own five acre lot so there's one. Two more lots out front that will be under five acres and the rest is really unknown. He doesn't know if he's going to chop the rest into two pieces.

MR. PETRO: No more than five acre parcels, whatever the land will bear.

MR. VAN LEEUWEN: Four 1 acre lots.

MR. HILDRETH: No matter what, no more than four lots and as part of what my applicant, my client is now contemplating, he's not going to do any private roads. If somebody buys a 10 acre lot and wants to punch a road into the back, that's their business.

MR. PETRO: I want to get that into the minutes and you have done so.

MR. VAN LEEUWEN: I'll make a motion to approve this subject to the shed being removed --

MR. HILDRETH: It's labeled a barn.

MR. VAN LEEUWEN: It's a 30 foot barn.

MR. PETRO: Mark, let's get Mark's comments.

MR. EDSALL: Bill, am I of the understanding that you're making an offer of dedication of 25 foot along the town road, is that is what is causing the --

MR. HILDRETH: Yes.

MR. EDSALL: When the dedication is proposed and you prepare the deeds, the town won't be able to accept that deed unless the structure was removed. So, the motion I think is very worthwhile and obviously that would be before you can have the plan stamped, you would have to accomplish not only handling the dedication and deeds over to Tad Seaman, but Tad's going to ask us to acknowledge that the barn is being at least removed from the proposed town right-of-way. As far as whether or not it means the debris is still to be removed and is sitting off the right-of-way, that's your business but I don't believe the Town Attorney would let us take the dedication with a building on it.

MR. VAN LEEUWEN: No, they won't but what you can possibly do I know you have a pressing situation here, is there a way to bond it? Give us a 15, \$20,000 bond and you can leave the shed there, the town I'm talking about, not us.

MR. EDSALL: I think the important concern is liability, if the dedication is made and the building is still there --

MR. VAN LEEUWEN: He has a little problem there, he's got people that are going to move in this house and they want to move in as soon as possible. They want to close it.

MR. HILDRETH: They are coming from an apartment, timing is everything.

MR. VAN LEEUWEN: I'm just trying to figure out a way.

MR. EDSALL: Again, Tad Seaman has impressed upon me when the road is there, he's not as concerned with the dedication, if it was a new road, he'd be more concerned. Why don't you say by the time of the first C.O., by that time, the dedication shall have been accomplished and the building shall have been removed.

MR. VAN LEEUWEN: But you have to understand a C.O. could take two years.

MR. EDSALL: Bottom line is there already until such time as they dedicate it, we won't own the land. Make a time frame, whatever he can work out.

MR. VAN LEEUWEN: My suggestion is you think you can get the barn down in 60 days?

MR. HILDRETH: I don't know. I would think so, 60 days is not an unreasonable amount of time. I just don't know. If it's possible to attach the request for that to be taken down to the road dedication, without that holding up the stamping of the plan, I'm sure he'd go along with that.

MR. VAN LEEUWEN: That's what the problem is.

MR. HILDRETH: You can't stamp the plan until the dedication.

MR. EDSALL: Well, because it's an existing road, the Town's Attorney has told me he looks at this as more being a formalization of the dedication by use, the road is already the town's. The width of the easement is in question. Here we are getting a defined easement.

MR. PETRO: Once we stamp the plan, he's going to have no real incentive to make the dedication.

MR. EDSALL: Make a condition or tie it into a C.O. for the building.

MR. VAN LEEUWEN: It could take two years before he builds here or here, that's why I suggested the 60 days, should be no big deal to take the barn down.

MR. HILDRETH: No, I just don't know how long it would take them.

MR. VAN LEEUWEN: I have no problem with the approval. I have no problem with the site but I have a problem with the barn.

MR. EDSALL: Hank, you'd have no problem having the plan stamped just within 60 days they'd have to dedicate and renovate the barn?

MR. VAN LEEUWEN: Yes, otherwise don't ever bring the

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rest of the subdivision around because we don't want to see it.

MR. HILDRETH: I really don't have a problem with 60 days, other than if I look into it and go back and tell my client 60 days and he says he can't do it.

MR. VAN LEEUWEN: As far as I'm concerned, I'll go along and approve it tonight but it won't get stamped until we get a letter from Mrs. Pena or Mr. Pena or whatever their names are that the barn will be removed, a notarized letter it will be removed in 60 days. How is that?

MR. HILDRETH: It still doesn't get the plan stamped. They can't sell the lot until the map is filed in Goshen.

MR. VAN LEEUWEN: Send us a letter, a notarized letter to our attorney that the garage or the barn will be taken down in 60 days --

MR. KRIEGER: Say by May 1st.

MR. HILDRETH: That is no different than agreeing as a condition of approval tonight, is it?

MR. KRIEGER: If it is a condition of approval tonight, he doesn't get it stamped.

MR. VAN LEEUWEN: He's got approval but he doesn't get it stamped.

MR. EDSALL: If the condition is once you submit the letter once you do you meet the condition.

MR. BABCOCK: Alls we need is the letter.

MR. VAN LEEUWEN: Agreed, Mr. Chairman. I make a motion that we approve this three lot subdivision subject to receipt of a letter that the barn will be torn down in a period by May 1st and at that particular time, the 25 foot right-of-way will be deeded to the town and receipt of the letter to our Planning Board Attorney.

MR. HILDRETH: At that time, the plan can be stamped.

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MR. KRIEGER: If I find the letter acceptable, I can notify Myra.

MR. PETRO: They can bring the letter in tomorrow.

MR. SCHIEFER: I'll second that.

MR. PETRO: Motion before the New Windsor Planning Board that the Pena Subdivision be approved subject to what was just read into the minutes.

MR. VAN LEEUWEN: That we receive a letter by May 1st, 1992 stating that the barn will be torn down.

MR. KRIEGER: You have the letter say that it will be done by May 1st.

MR. VAN LEEUWEN: And notarized.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Schiefer	Aye
Mr. Dubaldi	Aye
Mr. Petro	Aye

PENA, ALICE SUBDIVISION (92-4) JACKSON AVENUE

William Hildreth, L.S. of Grevas & Hildreth came before the board representing this proposal.

MR. HILDRETH: What we have here is a proposed 3 lot subdivision minor subdivision located on the west side of Jackson Avenue in an R1 about 1200 feet north of Bethlehem Road. 94 is down here. The project is right there on the right side. Right now this entire site has one house on it over here in the corner. We want to cut that out on one acre, we've shown another 127.48 acre parcel enclosed by stonewalls at the south end and the remaining 27 acres will be subdivided at a later date. We have proposed house location up here which reflects where one of those subdivided lots may go in the future. That lot is going to have a driveway at the north end of the property over an existing farm lane, this is where one of the access points to this farm was and is, there's a driveway there and it's easier and more expedient to get to the house site from there.

MR. VAN LEEUWEN: How many feet of frontage do you have there.

MR. HILDRETH: That's only about 24 feet. I know when that right now, this house is on this entire 27 acre piece so for now it complies. When that lot becomes subdivided, it will have it's legal frontage over hear something like that and this will be a 5 acre plus lot. I'm getting a little ahead of myself. I wanted one of the things I want to say is that after this plan was done and submitted, it became apparent to the people that are in contract to buy this house that they would rather have the propertyline follow the post and wire fence so what this means that the lot line is going to follow the fence and it has to come over far enough to swap that area. And again the plan is to leave legal frontage here for this lot to utilize.

MR. VAN LEEUWEN: Wouldn't it be safer to give this lot 57 feet and save yourself on the other end?

MR. HILDRETH: There again the request and desires of the people that are purchasing this lot are such that that's the way they'd like to have it. I was asked to present it that way. I think if we maintain the legal frontage over hear, for this lot, it complies with zoning but it makes for a shorter driveway up here.

MR. BABCOCK: The requirement is 70 feet in this area for street frontage so unless they build the road at 50 feet, won't make it anyway.

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MR. DUBALDI: How long is the proposed driveway?

MR. HILDRETH: 350.

MR. PETRO: Let me back up, I don't see any lot lines on this, what are you trying to do here?

MR. HILDRETH: 3 lot subdivision, one, two.

MR. PETRO: The one that you just pointed to is not what it's eventually going to be, I don't see anything drawn here.

MR. VAN LEEUWEN: He's got the 257 acre piece.

MR. HILDRETH: The desire of the applicant is to get rid of this lot. They can't decide and they can't find buyers or they don't know exactly how they're going to carve up the rest of it but we do know it's going to be carved up that will come back again. We know that lot is going to go in this configuration. Right now we're proposing 3 lots.

MR. LANDER: Where's the lot line going to be following the fence line?

MR. HILDRETH: Out on the ground that's the way it looks better. There's also some trees that aren't shown on this side of the fence that they want to keep with this lot here for screening.

MR. VAN LEEUWEN: Now the people that live in the front here Pena lives here right where are they going to build a house in the back?

MR. HILDRETH: They on the whole piece I don't know if they live here or rent this but this is being sold to another party that's going to move in.

MR. VAN LEEUWEN: I don't see any big deal about it. He's got frontage.

MR. HILDRETH: I'll say this about the remaining 27 acres, the scheme is when it's all done, to have no more than 4 lots under one acre, the remainder will be 5 or over. The applicant is going to be here, once for this one and the next time to carve up the 27 acres.

MR. VAN LEEUWEN: Once he does this you have to wait 3 years to come back to do the other part.

MR. BABCOCK: No he's going to do a major, 5 lots.

MR. VAN LEEUWEN: If he takes 4 lots of one acre and

leaves the last lot at 5 acres it's legal.

MR. HILDRETH: And the scheme is when it's all done we're going to have no more than 4 lots. Right now there's 2, there'd be a maximum of 2 more the rest would be 5 or over. Right now they're thinking about a very, very large lot in here.

MR. VAN LEEUWEN: 4 or 5 big lots?

MR. HILDRETH: Exactly.

MR. BABCOCK: Right now this plan for lot one does not represent what you want.

MR. HILDRETH: No.

MR. PETRO: That's what I was trying to say before, see you see it follows the fence.

MR. LANDER: Do we still have lot area when we do that?

MR. HILDRETH: Yes I've already figured it out I didn't make new maps because I already submitted these. I didn't want to pose something that you didn't have in front of you. We can maintain it, it maintains the rear yard setback would be all right.

MR. PETRO: Mark has some comments also about the sanitary system in lot number one.

MR. HILDRETH: That system is and I am unclear on there either in front of the house or on the south side, I'm not sure exactly where.

MR. PETRO: We're going to have to find that and have to show it on the plan.

MR. HILDRETH: Those are the only 2 spots that I have been told that it was at. To go further, yes there's room for expansion down in here. However, as you can see there are 2 wells, one of them I think is dead, the well that serves the house is inside that shed. Obviously if you expand the system into that lower area that well has to be redrilled uphill from the house in this area which main is properly separated from a proposed septic system up here so.

MR. VAN LEEUWEN: Look at the distance, you've got plenty of room.

MR. HILDRETH: There's room for expansion and repair of that system.

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MR. PETRO: That's only if it's not working satisfactorily at this time.

MR. HILDRETH: I don't know if it is or isn't.

MR. VAN LEEUWEN: There's no big deal, there's plenty of room here, there's 2.4 acres to the left.

MR. HILDRETH: Correct that's all inside stonewalls, it's a very nice, natural, it stays away from the pond. The USGS says these ugly little swamp symbols here yes there's a pond here and it drains this way, it's in a wet land, it's in the flood plain, it's not on any of those maps, we're over 200 feet away with the sanitary system. We do have a perc test here so I'm satisfied that that's going to work.

MR. VAN LEEUWEN: Swamps are beautiful, talk to the DEC, they'll tell you how nice they are. I think what you should do is get the comments straightened away with the engineer.

MR. PETRO: Any comments about a public hearing?

MR. VAN LEEUWEN: I'll make a motion to waive the public hearing.

MR. PETRO: Motion to waive public hearing. Do I have a second to that motion?

MR. DUBALDI: Anybody live adjacent to the right now.

MR. LANDER: Somebody owns this property here.

MR. HILDRETH: There are homes across the street. There are no homes to the left or right or in back of us.

MR. VAN LEEUWEN: I know where the property is.

MR. PETRO: The home proposed on lot number 2 directly behind the existing home is far enough away from anything to really--

MR. VAN LEEUWEN: It's not going to be detrimental.

MR. PETRO: The other lot is so large, that's two and half acres until the corner there.

MR. DUBALDI: I'll second the motion.

MR. PETRO: Any further discussion?

MR. LANDER: On the public hearing?

January 22, 1992

26

MR. PETRO: Any further discussion?

ROLL CALL

MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	NO
MR. PETRO	AYE

MR. PETRO: Lead agency? We're going to let that go until we have more information.

MR. HILDRETH: You can declare lead agency but you don't have to make a determination yet.

MR. PETRO: Let's wait.

MR. LANDER: I'd like to take a look at that fence to see why we have to have a crooked lot line here.

MR. PETRO: On the property looks like it would be advantageous.

MR. VAN LEEUWEN: We'll go out and take a look at it.

MR. PETRO: Is it the contour of the land or because there's shrubs and trees?

MR. HILDRETH: Probably more the trees, the fence fights the contour a little bit. It doesn't follow it. I would say it's more the trees, vegetation and just the visual aspect of it.

MR. VAN LEEUWEN: Any way you can make that a straight line and give them an easement? That kind of lot looks like hell.

MR. HILDRETH: Easement for what?

MR. BABCOCK: Make the fence straight and put the lot line on it.

MR. PETRO: Pull the end, both ends.

MR. HILDRETH: If the owner can come to terms with the buyer, you know I'm in the middle here if it was up to me I'd make a decision tonight.

MR. PETRO: Let's have Myra put this on a site visit.

MR. PETRO: Anything else you want to add?

MR. HILDRETH: The site visits, do you know when they are going to be scheduled? Sometimes that tends to--

January 22, 1992

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MR. VAN LEEUWEN: No we haven't schedule it yet.

MR. BABCOCK: We'll let you know if that's what you're looking for, you want to get an answer now.

MR. HILDRETH: I'm going to be asked.

MR. BABCOCK: I have just this one.

MR. PETRO: The one we just did we're going to look at that.

MR. LANDER: Why don't we notify Bill.

MR. PETRO: It will be within a week or two.

MR. HILDRETH: I'll endeavor to straighten out the remaining comments of Mark regarding perc and deep tests.

MR. PETRO: Try and locate the sanitary systems.

MR. HILDRETH: Best I can do is show it where the owner says it is.

MR. PETRO: That's fine show it somewhere on there.

MR. HILDRETH: There's a darn good chance it's not up here so that only leaves between the road and the house. There isn't a lot of room.

MR. PETRO: That's uphill of the well,

MR. HILDRETH: Yes of which is not a great situation I realize.

MR. VAN LEEUWEN: What's the matter with the well, is it contaminated?

MR. HILDRETH: I have no idea. I don't think so.

MR. VAN LEEUWEN: You said they have to do something with the well.

MR. HILDRETH: No, no, no.

MR. PETRO: If the sanitary system has to be rebuilt the only place he can do it is here if they do it then the well would have to go up here.

MR. VAN LEEUWEN: What are you going to do with the old well.

MR. BABCOCK: You have to plug it.

92-4

JAN 13 1992
ORIG

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~HIGHWAY~~, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision Dea _____ as submitted by
Myer _____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒
disapproved _____

If disapproved, please list reason _____

Fred L. Lugo, Jr.
HIGHWAY SUPERINTENDENT (M.L.)

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

March 3, 1992
DATE

✓
CC: M.E.

92-4

JAN 13 1992
ORIG

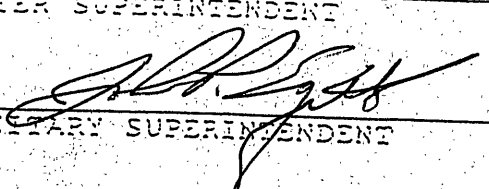
BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSF
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
A. PENA for the building or subdivision of _____
_____ has been
reviewed by me and is approved _____
disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT



SANITARY SUPERINTENDENT

1-14-92

DATE

CC: M.E.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: TOWN FIRE INSPECTOR
DATE: 14 JANUARY 1992
SUBJECT: ALICE M. PENA: MINOR SUBDIVISION

PLANNING BOARD REFERENCE NUMBER: PB-92-004

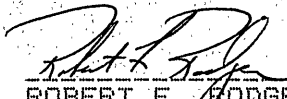
DATED: 13 JANUARY 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-006

A REVIEW OF THE ABOVE REFERENCED SUBJECT SUBDIVISION PLAN WAS
CONDUCTED ON 14 JANUARY 1992.

THIS SUBDIVISION PLAN IS ACCEPTABLE.

PLAN DATED: 2 JANUARY 1992


ROBERT F. RODGERS; CCA

CC: M.E.

92 4
JAN 13 1992
ORIG.

1-11-92
BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Census & Childreth for the building or subdivision of

Alice M. Peng has been

reviewed by me and is approved ☒

~~disapproved~~

~~If disapproved, please list reason~~

There is no town water in Q. Sec.

HIGHWAY SUPERINTENDENT

Gene D. D. Co.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE _____

✓
CC: M.E.

92-4

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR ~~SITE PLAN~~, SUBDIVISION PLAN,
~~OR LOT LINE CHANGE~~ APPROVAL

1. Name of Project ALICE M. PENA MINOR SUBDIVISION
2. Name of Applicant ALICE M. PENA Phone 412-983-1156
Address 473 DOUGHERTY AVE SHARON PENNSYLVANIA 16146
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record ALICE M. PENA Phone SAME
Address SAME
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
Address 33 QUASSAICK AVE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney ROBERT DiNARDO Phone 496-5414
Address 90 EAST MAIN ST. WASHINGTONVILLE N.Y. 10992
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
(Name)
7. Location: On the WEST side of JACKSON AVENUE
1,200 ± feet NORTH
(Street)
of BETHLEHEM ROAD
(Street) (Direction)
8. Acreage of Parcel 30.5 9. Zoning District R-1
10. Tax Map Designation: Section 57 Block 1 Lot 38.3
11. This application is for MINOR SUBDIVISION
3 LOTS

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership NONE
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

x Alvin M. Perano
(Owner's Signature)

7th day of June 1992

(Applicant's Signature)

[Signature]
Notary Public

OWNER / APPLICANT
(Title)

NOTARIAL SEAL
JAMES NEVANT II, NOTARY PUBLIC
HERMITAGE, MERCER COUNTY
MY COMMISSION EXPIRES FEB. 10, 1992

Member, Pennsylvania Association of Notaries

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>ALICE M. PENNA</u>	2. PROJECT NAME <u>ALICE M. PENNA - MINOR SUBDIVISION</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>WEST SIDE OF JACKSON AVENUE, 1,200'± NORTH OF BETHLEHEM ROAD</u> <u>TAX MAP SECTION 57 BLOCK 1 LOT 38.3</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>THREE LOT SUBDIVISION OF 30.5 ACRES</u> <u>EXISTING HOUSE ON ONE 1 ACRE LOT, CREATE A 2.48 ACRE LOT,</u> <u>REMAINING 27 ACRES TO BE FURTHER SUBDIVIDED AT A</u> <u>LATER DATE</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>30.5</u> acres Ultimately <u>30.5</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>ALICE M. PENNA</u> Date: <u>7 JAN 1992</u>	
X Signature: <u>Alice M. Penna</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	<hr/>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
<hr/>	<hr/>
Date	
<hr/>	

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

ALICE M. PENA, deposes and says that she
resides at 473 DOUGHERTY AVE SHARON
(Owner's Address)
in the County of MERCER
and State of PENNSYLVANIA
and that she is the owner in fee of TAX MAP SECTION 57
BLOCK 1 LOT 38.3
which is the premises described in the foregoing application and
that she has authorized GREVAS AND ALDRETH, L.S., P.C.
to make the foregoing application as described therein.

Date: 7 Jan 1992

X Alice M. Pena MD
(Owner's Signature)

X _____
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

*If applicable.

13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William B. Stedman L.S.
Licensed Professional

Date: 10 January 1992

R-1 ZONE BULK REQUIREMENTS

	Required	Provided Lot 1	Provided Lot 2	Provided Lot 3
Lot Area:	43,560 SF Min.	46,228 S.F. (gross) 44,367 S.F. (net)	2.48 +/- AC.	26.98 +/- AC. (gross) 26.6 +/- AC. (net)
Lot Width:	125' Min.	365' +/-	320' +/-	1,100' +/-
Street Frontage:	70' Min.	388.60	342.65	1,105.49'
Front Yard Set Back:	45' Min.	21.5' *	Code Requirements to be Met at Time of Construction	
Rear Yard Set Back:	50' Min.	51.9		
Side Yard Set Back:	20'/40' Min.	105'/306' +/-		
Building Height:	35' Max.	25' +/-		
Livable Floor Area:	1200 S.F. Min.	2,862 +/- S.F.		
Devel. Coverage:	10% Max.	3%		

*Pre-existing Condition

LABELED COURSES

A - S76°04'40"E 8.85'	H - N27°20'12"W 32.94'
B - N05°46'00"W 382.10'	I - N33°46'30"W 125.84'
C - N15°07'00"W 64.63'	J - N36°18'00"W 124.33'
D - N22°02'30"W 504.74'	K - N40°10'55"W 30.15'
E - N10°13'00"W 15.55'	L - N34°03'20"W 101.77'
F - N23°13'00"W 104.30'	M - N43°43'20"W 16.56'
G - N24°18'25"W 329.11'	N - S75°58'29"W 2.71'

N/F SCHAFFNER
L.970 P.492

TOTAL PARCEL AREA
30.76 +/- Ac.

THERE ARE NO WELLS OR SANITARY SYSTEMS
-OTHER THAN THOSE SHOWN-WITHIN 200' OF
THIS PROPERTY

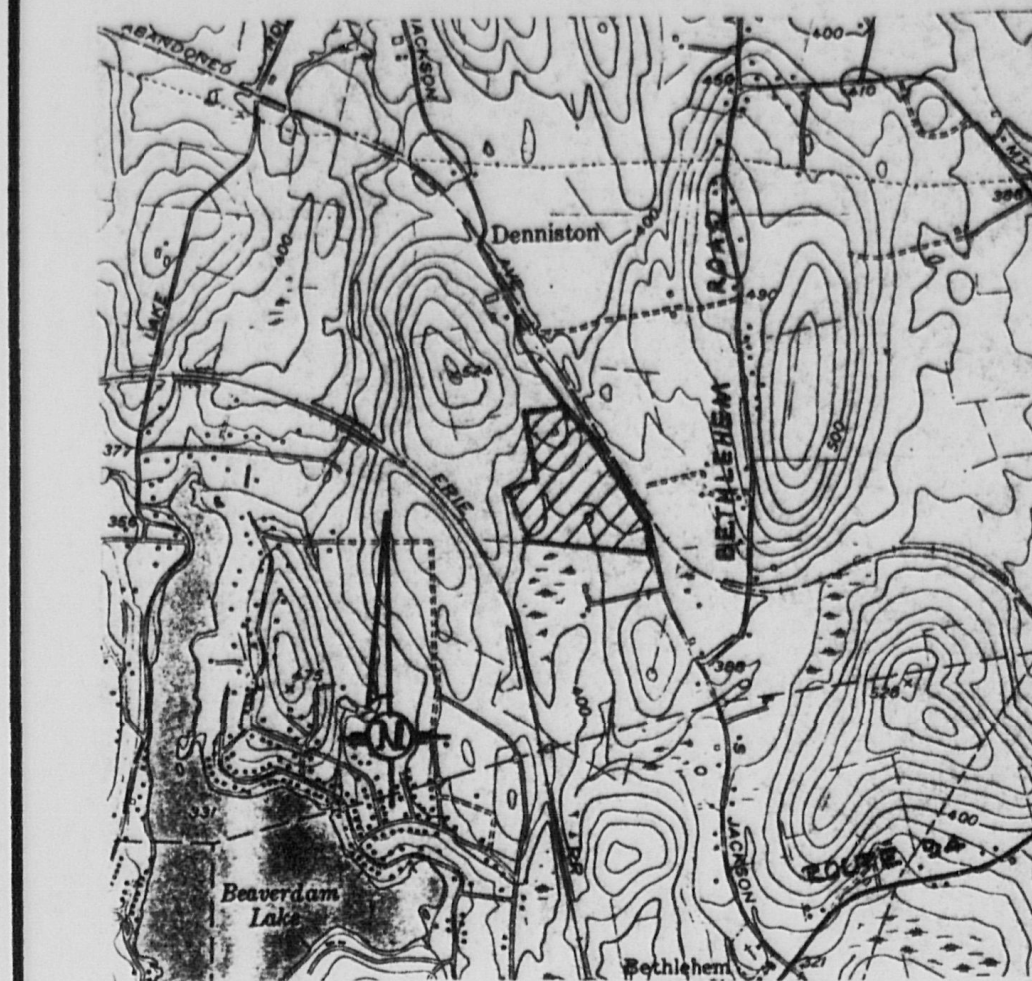
CERTIFICATION
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 12 December 1991 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

NOTES

- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 57, Block 1, Lot 38.3. Deed of Record: Liber 2243 Page 501.
- OWNER/APPLICANT: Alice M. Pena
136 Jackson Avenue
New Windsor, NY 12553
- PARCEL ZONE: R-1
- TOTAL NUMBER OF LOTS: 3
- Boundary and topographic data shown is from a field survey completed 18 December 1991.
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 (2) of the New York State Education Law.
- The Sanitary System and Well Location shall be inspected during construction and certified to the Town of New Windsor as to conformance to design by the Design Professional prior to the issuance of a Certificate of Occupancy.

N/F NEUNER
L.878 P.103

LOCATION PLAN SCALE: 1"=2000' +/-



N/F SHEARER
L.3246 P.296

S10°18'28"E 66.06'

N/F SAWYER
L.1717 P.1045

S17°18'35"E 79.42'

S22°12'23"E

N/F ECKHARDT
L.2742 P.317

N/F BERMO
L.2514 P.10

N/F OUTLER
L.2262 P.893

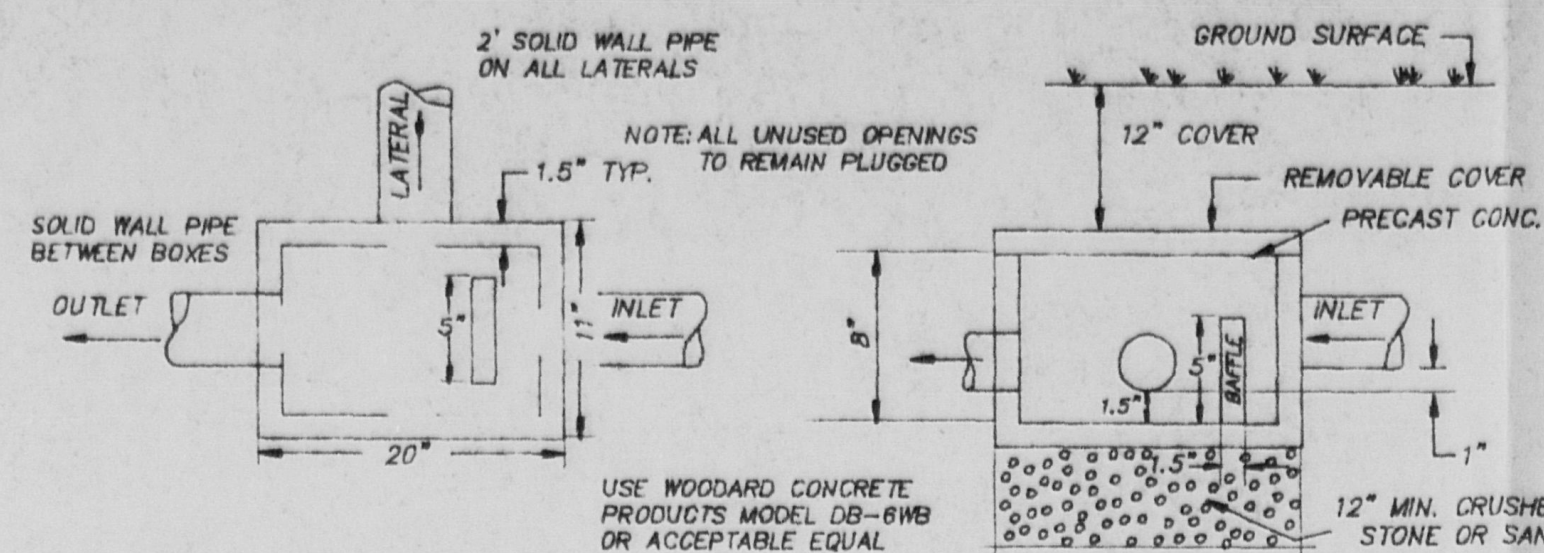
S17°18'35"E 161.03'

N/F OUTLER
L.2066 P.376

N/F SHEARER
L.3246 P.296

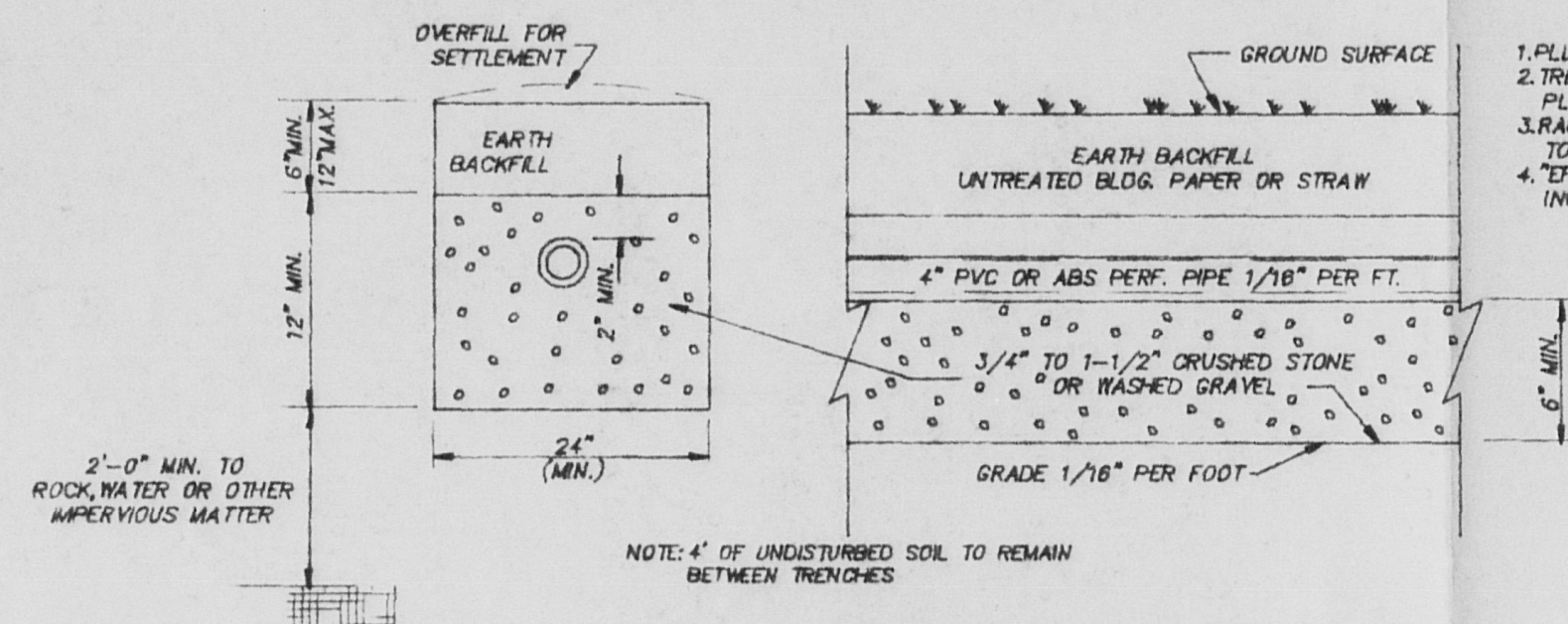
DATE	DESCRIPTION	ACADIGOLD
2/24/92	GENERAL REVISIONS	Drawn: SRG
3/3/92	REVISED PER PLANNING BOARD APPROVAL	Checked: WBA
		Scale: 1"=60'
		Date: 2 Jan. 1992
		Job No: 91-075

PLAN FOR:	TOWN OF NEW WINDSOR	ORANGE COUNTY	NEW YORK
APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON APR 2 1992 BY RONALD LANDER SECRETARY			
ALICE M. PENA			
FINAL PLAN MINOR SUBDIVISION			
SHEET 1 of 2			

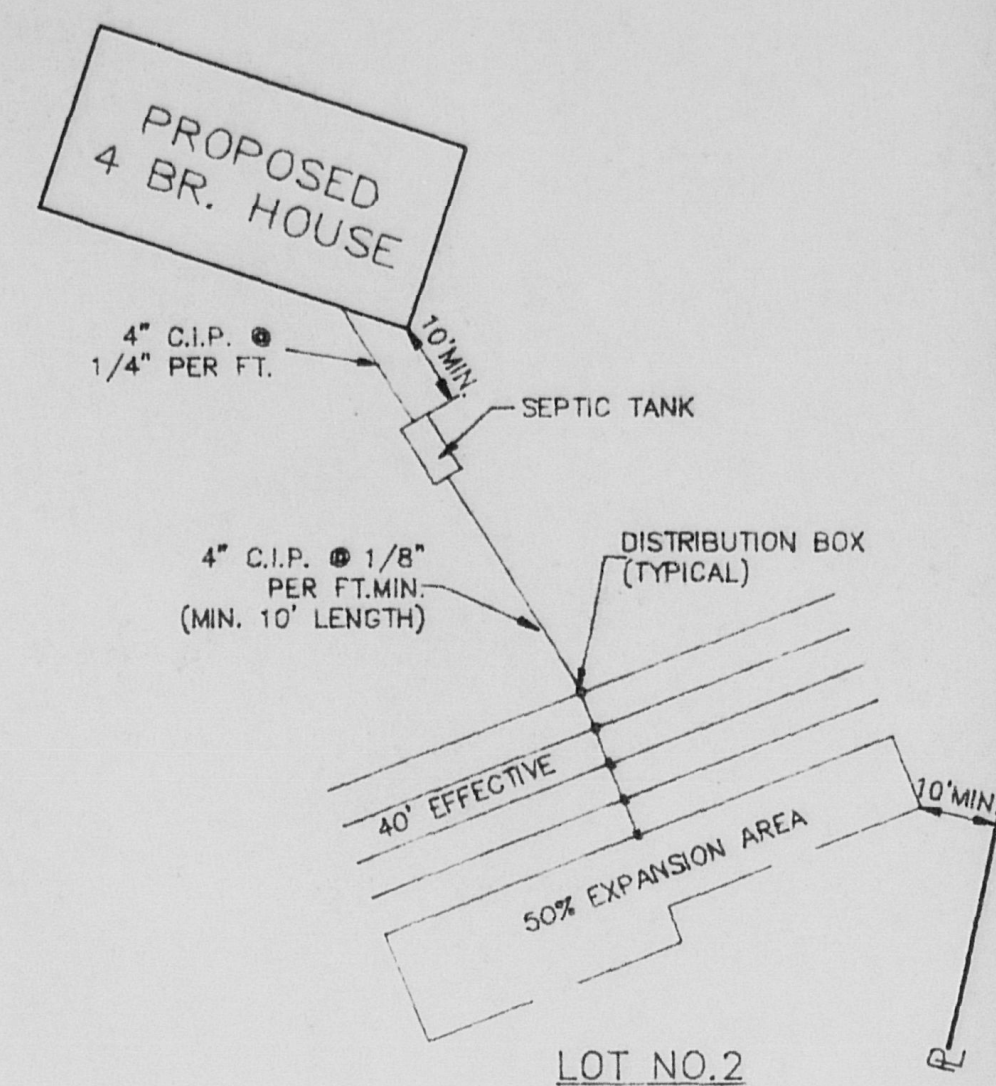


**DISTRIBUTION BOX DETAILS
(WITH BAFFLE)**
NO SCALE

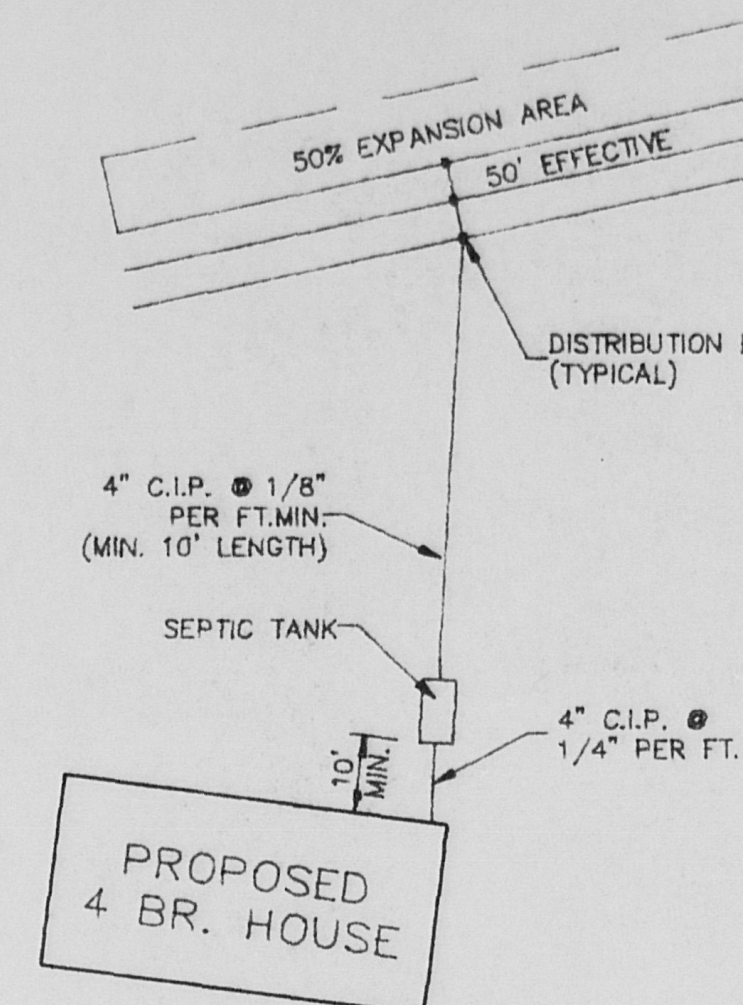
NOTE: ALL PIPES AT STRUCTURES & CONTACT SURFACES ON SEPTIC TANK, DISTRIBUTION BOXES & MANHOLES TO HAVE AN ASPHALT SEAL OR EQUAL.



ABSORPTION TRENCH DETAILS
NO SCALE



LOT NO. 2



LOT NO. 3

SANITARY SYSTEM DESIGN/LAYOUT

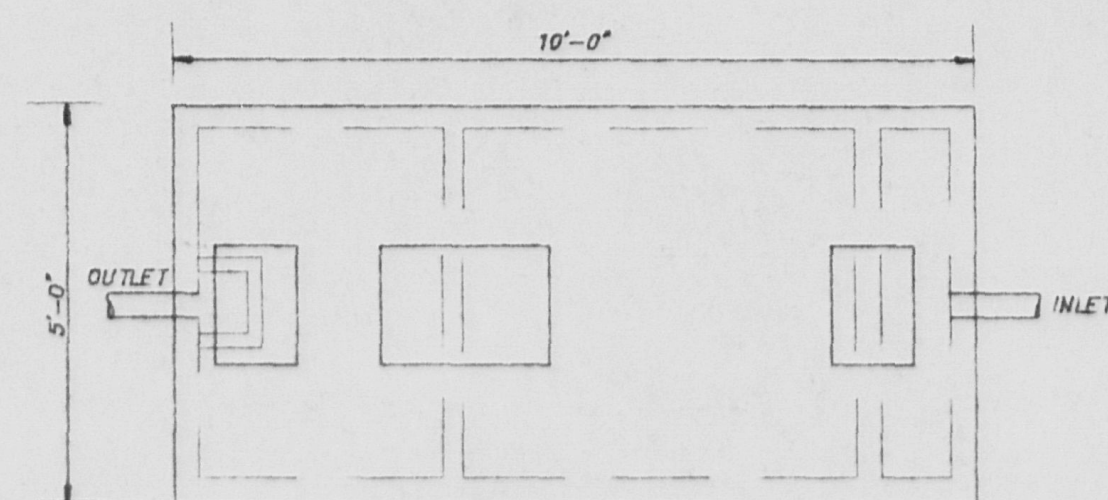
SCALE: 1"=30'

DESIGN CRITERIA LOT NO. 2
Percolation Tests Performed 11 December 1991 & 12 February 1992
Stabilized Percolation Rate - 18 min.
Number of Bedrooms - 4
Design Flow Rate - 520 gallons per day
Absorptive Rate - 0.70 gallons per day/S.F.
Absorptive Trench - 372 linear feet required
400 linear feet provided

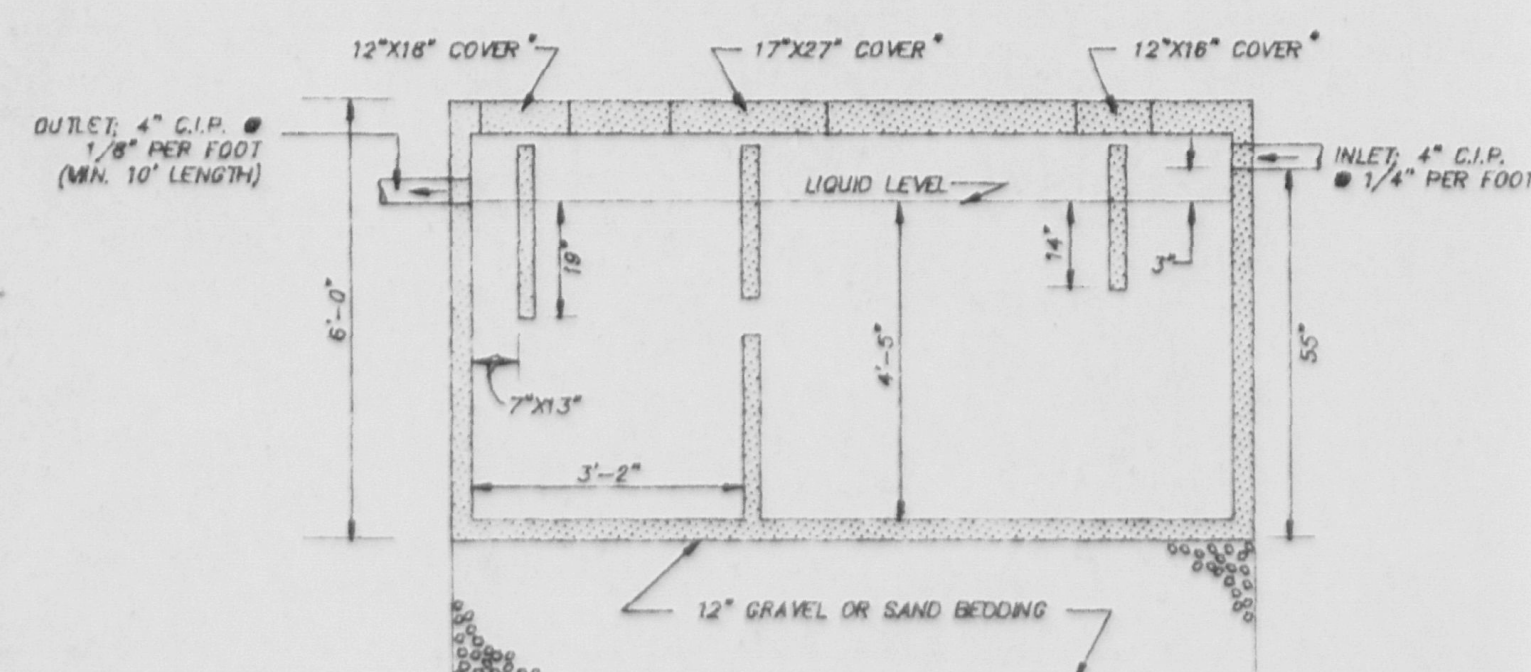
DEEP TEST PIT OBSERVATION: 12 February 1992
1' Topsoil
5' Sandy Gravelly Loam
Groundwater Encountered at 6'; No Bedrock

DESIGN CRITERIA LOT NO. 3
Percolation Tests Performed 11 December 1991 & 12 February 1992
Stabilized Percolation Rate - 3 min.
Number of Bedrooms - 4
Design Flow Rate - 520 gallons per day
Absorptive Rate - 0.50 gallons per day/S.F.
Absorptive Trench - 216 linear feet required
300 linear feet provided

DEEP TEST PIT OBSERVATION: 12 February 1992
1' Topsoil
1' Clayey Loam
4' Sandy Gravelly Loam
No Rock or Groundwater at 6'



PLAN

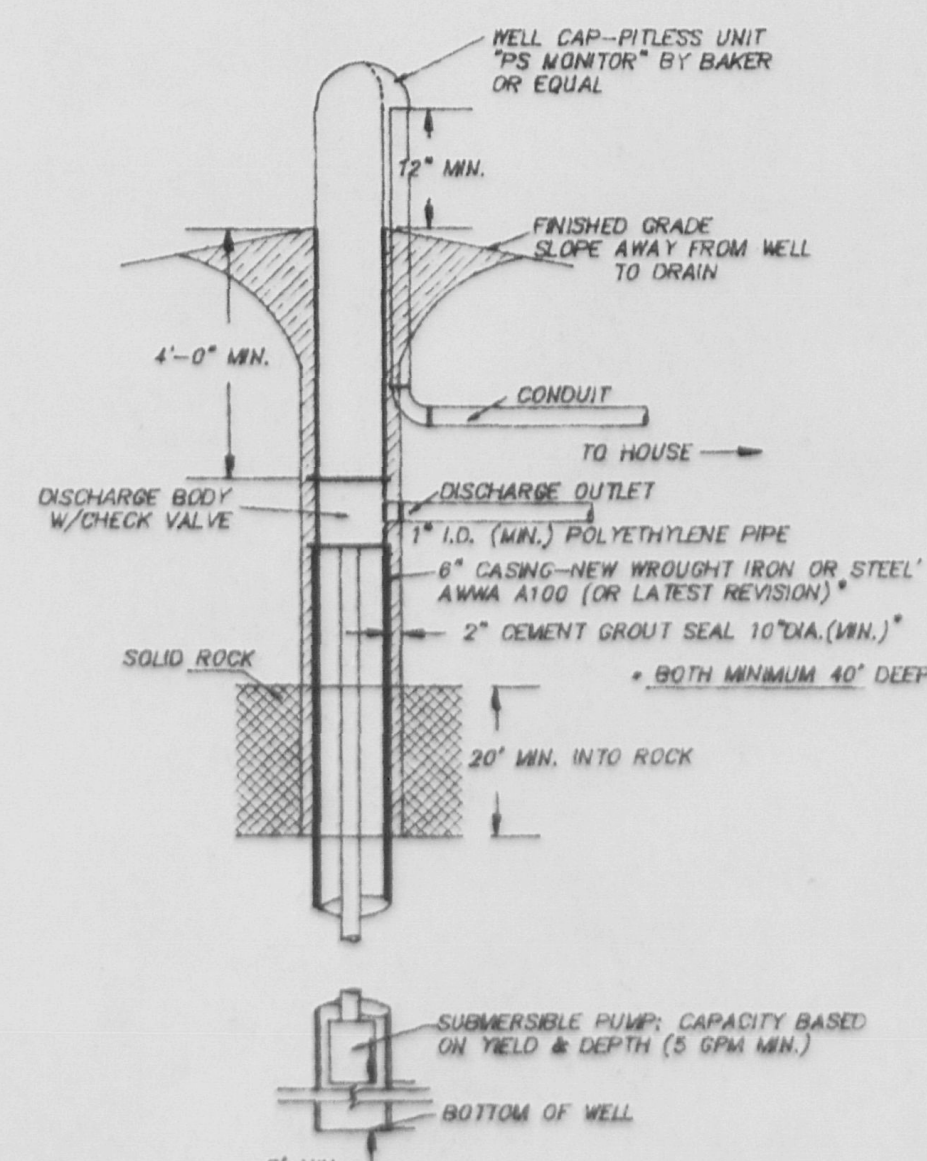


SECTION

* COVER SIZES MAY VARY ACCORDING TO MANUFACTURER

SEPTIC TANK DETAILS, 1250 GAL.

NO SCALE



WELL DETAIL
SCALE: NONE

CERTIFICATION

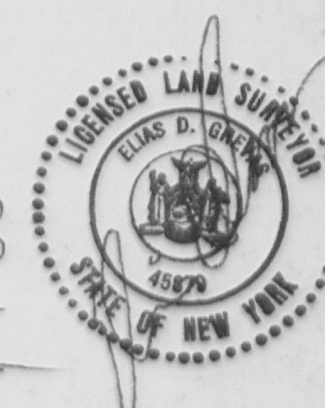
COUNTY OF ORANGE Local Law # 1 of 1989
I hereby certify that the Water and Sewer Systems shown on this plan were designed in accordance with the Standards and Requirements promulgated by the N.Y.S. departments of Health and Environmental Conservation for residential lots as amended from time to time, and further that such design is based on actual soil and site conditions found upon such lot in the design location at the time of the survey.

This plan was prepared pursuant to section 7208(n) of the N.Y.S. Education Law

SANITARY SEWAGE DISPOSAL SYSTEM NOTES

- Sanitary Sewage Disposal Systems must be constructed in the locations shown, unless additional satisfactory soils tests are performed by a N.Y.S. LICENSED DESIGN PROFESSIONAL.
- There are no existing wells or sanitary systems on adjoining properties within the N.Y.S. DEPARTMENT OF HEALTH SEPARATION REQUIREMENTS.
- All equipment and its installation shall be in accordance with the Approved Plans and subject to the inspection and approval of all applicable local and Governmental Agencies having Jurisdiction including the following:
NEW YORK STATE DEPARTMENT OF HEALTH
TOWN OF NEW WINDSOR SEWER DEPARTMENT
- Precast concrete septic tank capacity shown hereon is minimum.
- Lateral outlets from Distribution Boxes shall be solid-wall pipe for a distance of two (2) feet from the distribution boxes.
- Minimum separations required from septic disposal systems:
Property line: 10'
Well: Upgrade from San. Syst.: 100'
Downgrade from San. Syst.: 200'
House to absorp. syst.: 20'
House to septic tank: 10'
Surf. water to absorp. syst.: 100'
Septic tank to well: 50'
- Precast concrete structures as manufactured by:
Woodard Concrete Products, Inc. Fairview Block Supply Corp.
Bullville, New York 68 Violet Avenue
Poughkeepsie, NY
or approved equal.
- Cellar, roof, footing drains to be diverted from sanitary system areas.
- Surface water shall be diverted from sanitary system areas and wells.
- Water softener recharge waste shall not be discharged to the sewage disposal system. A separate disposal system for that waste is required.

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON APR 2 1992
BY Ronald Lander
RONALD LANDER
SECRETARY



Grevas & Hildreth, P.C.
33 QUASSATCH AVENUE, NEW WINDSOR, NEW YORK 12553
TEL: (516) 562-5557

REVISIONS	DESCRIPTION	ACAD: G.D.-SH2
2/24/92	GENERAL REVISIONS	
3/3/92	NO REVISION	

PLAN FOR:	TOWN OF NEW WINDSOR	ORANGE COUNTY	NEW YORK
Drawn: SRG			
Checked: JLR			
Scale: As Shown			
Date: 2 Jan. 1992			
Job No: 91-075			

**CONSTRUCTION
DETAILS**

SHEET 2 of 2